

Your Ref: DC/25/1620/FUL
Our Ref: SCC/CON/4657/25
Date: 5 November 2025
Enquiries to: Floods@suffolk.gov.uk



All planning enquiries should be sent to the Local Planning Authority.

Recipient Email: planning.help@westsuffolk.gov.uk

Recipient Address:
West Suffolk Council
Development Management
West Suffolk House
Western Way
Bury St Edmunds
Suffolk
IP33 3YU

For the attention of: Ed Fosker

Dear Ed Fosker,

TOWN AND COUNTRY PLANNING ACT 1990

CONSULTATION RETURN: DC/25/1620/FUL

PROPOSAL: Planning application - one commercial building (class E) with associated works

LOCATION: Land Off Homefield Road Haverhill Suffolk

Suffolk County Council, as Lead Local Flood Authority (LLFA), is a statutory consultee under the Town and Country Planning Act for major applications and some minor applications where flooding has been identified.

Due to the development being less than one hectare and the likelihood of a surface water flood event occurring is very low. The proposal is unlikely to cause any significant intensification of surface water runoff, and therefore we have no comment to make, and we would point the LPA and the applicant towards the following guidance:-

- Long Term Flood Risk - <https://www.gov.uk/check-long-term-flood-risk>
- Flood risk assessment: standing advice - <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice>
- What is meant by "minor development" in relation to flood risk - <https://www.gov.uk/guidance/flood-risk-and-coastal-change#minor-development-to-flood-risk>

The Local Planning Authority should be mindful that the application complies with national & local policy, best practise, and guidance in relation to flood risk and surface water drainage.

Relevant Policies in relation to Flood Risk & SuDS

National Legislation/Codes:

*Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX
www.suffolk.gov.uk*

- National Planning Policy Framework
- Defra's National standards for sustainable drainage systems (SuDS)
- Building Regulations: Approved Document H - Drainage and Waste Disposal (2015 edition)
- BS8582:2013 Code of Practice for Surface Water Management for Development Sites
- National Design Guide, Planning Practise Guidance for beautiful, enduring, and successful places

Local Policy:

- Suffolk Flood Risk Management Strategy and Appendices
- West Suffolk Council (Policy DM6 Flooding and Sustainable Drainage)

Informatives

- Any works to a watercourse may require consent under section 23 of the Land Drainage Act 1991
- Any discharge to a watercourse or groundwater needs to comply with the Water Environment (Water Framework Directive) (England and Wales) Regulations 2017
- Any discharge of surface water to a watercourse that drains into an Internal Drainage Board district catchment is subject to payment of a surface water developer contribution
- Any works to lay new surface water drainage pipes underneath the public highway will need a licence under section 50 of the New Roads and Street Works Act
- Any works to a main river may require an environmental permit

Yours Sincerely,

Miles Orlopp

Flood & Water Engineer

Growth, Highways and Infrastructure